

38-260

After Recording Return to:

Loan #: 0690908504
SL#: 1617733
Service Link
4000 Industrial Boulevard
Aliquippa, PA 15001

**TRANSFER
TAX
PAID**

Mail Tax Statements To:

Michaela LaFlamme
Deborah LaFlamme
55 Ann Street
Waterville, ME 04901

Property Address:

55 Ann Street
Waterville, ME 04901

Property Tax ID#: Map 38 Lot 260

SPECIAL WARRANTY DEED

MADE this 20th day of May, 2008.

WM SPECIALTY MORTGAGE LLC, with a business address of 7255 Baymeadows Way, Jacksonville, Florida 32256, known as **Grantor**, for consideration paid in the amount of SEVENTY FOUR THOUSAND and 00/100 Dollars (\$74,000.00), does hereby give, grant, bargain, sell and convey to, MICHAELA LAFLAMME and DEBORAH LAFLAMME, as joint tenancy, residing at 55 Ann Street, Waterville, Maine 04901, **Grantees** with SPECIAL WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in the Town of ~~Waterville~~, York County, Maine, being more particularly described as follows:

TWO CERTAIN LOTS OR PARCELS OF LAND SITUATED ON THE WESTERLY SIDE OF ANN STREET IN SAID WATERVILLE, MAINE BEING LOTS NUMBERED ONE HUNDRED EIGHTY (180) AND ONE HUNDRED EIGHTY-ONE (181) ON A PLAN OF GILMAN PARK MADE FOR FRAZIER GILMAN BY GREEN AND WILSON JUNE 5, 1920, WHICH PLAN IS TO BE RECORDED IN KENNEBEC REGISTRY OF DEEDS, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

③ *Market Street*

**ALSO ONE OTHER PIECE OR PARCEL OF LAND SITUATE IN SAID
WATERVILLE AND BOUNDED AND DESCRIBED AS FOLLOWS, TO
WIT:**

**A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE
NORTHERLY SIDE OF WILLIAM STREET (NOW KNOWN AS PARE
STREET) IN SAID WATERVILLE, MAINE, BEING LOT NUMBERED
ONE HUNDRED EIGHTY-TWO (182) ON A PLAN OF GILMAN PARK
MADE FOR FRAZIER GILMAN BY GREEN & WILSON, JUNE 5, 1920,
WHICH PLAN IS TO BE RECORDED IN KENNEBEC REGISTRY OF
DEEDS, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A
MORE PARTICULAR DESCRIPTION.**

**THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS,
EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS
CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO
THIS PROPERTY.**

**SOURCE OF TITLE IS BOOK 9680, PAGE 260 /INSTRUMENT NO.
 (RECORDED)**

Property Address: 55 Ann Street, Waterville, Maine 04901
The legal description was obtained from a previously recorded instrument.

*This deed warrants title only against claims held by, through, or under the Grantor, or
against encumbrances made or suffered by the Grantor, and it cannot be held to warrant title
generally against all persons.*

*Grantor does further covenant and bind itself, and its successors and assigns to warrant
and forever defend the title to the property to the said Grantees against the lawful claims of all
persons claiming by, through or under the Grantor, but no further or otherwise.*

TO HAVE AND TO HOLD the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining the said Grantor, either in law or in equity, to the
only proper use, benefit and behalf of the said Grantees forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 20 day
of MAY, 2008.

Signed, sealed and delivered in our presence:

WM SPECIALTY MORTGAGE LLC

B Gilmore
B Gilmore
Printed Name

By: Kelly L.
Its: KELLY LIVINGSTON

Authorized Signer

Misty Miller
Misty Miller
Printed Name

Received Kennebec SS.
06/23/2008 9:06AM
Pages 3 Attest:
BEVERLY BUSTIN-MATHEWAY
REGISTER OF DEEDS

STATE OF FLORIDA
COUNTY OF DUVAL) ss.

DATED: MAY 20, 2008

ACKNOWLEDGED BEFORE ME, the undersigned authority, personally appeared KELLY LIVINGSTON, who is the Authorized Signer of WM SPECIALTY MORTGAGE LLC, without recourse, appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.



Brenda W. Oxford
NOTARY PUBLIC My Commission Expires 10-11-2011
Brenda W. Oxford

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein. No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance. PREPARER NOT RESPONSIBLE FOR CLOSING.

Prepared under the supervision of:

P. Desantis, Esq.

By: Law's Specialty Group, Inc.

235 West Brandon Blvd., #191, Brandon, Florida 33511

(866)755-6300